### DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





This is to certify that

24 PREBLE STREET PROPERTIES LLC

Located at

24 PREBLE ST

**PERMIT ID:** 2017-00164

**ISSUE DATE:** 04/28/2017

CBL: 037 F007001

has permission to

Expand existing bar with food service into rear of 1st floor - new interior - bathrooms, bar, small kitchen, arcade area and lounge (Arcadia National Bar)

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 hour notice is required.

A final inspection must be completed before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Jason Grant

/s/ Brian Stephens

Fire Official

**Building Official** 

### THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY THERE IS A PENALTY FOR REMOVING THIS CARD

Approved Property Use - Zoning

1st floor - drinking establishment with food

service

**Building Inspections** 

Use Group: A2 Type: 3B

Assembly - Drinking establishment

with arcade

Occupant Load = 168

Sprinkled

First Floor

MUBEC/IBC-2009

Fire Department Classification:

Assembly

ENTIRE

NFPA 101 CH# 13

## BUILDING PERMIT INSPECTION PROCEDURES Please call 874-8703

or email: buildinginspections@portlandmaine.gov

## Check the Status of Permit or Schedule an Inspection at http://www.portlandmaine.gov/planning/permitstatus.asp

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspections Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that are attached to this permit.
- Permits expire in 6 months if the project is not started or ceases for 6 months.
- If the inspection requirements below are not followed, then additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.
- Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC), one set of printed approved stamped construction documents will be kept at the site of work and open to inspection by building officials.

### **REQUIRED INSPECTIONS:**

Close-in Plumbing/Framing w/Fire & Draft Stopping Electrical Close-in w/Fire & Draftstopping Certificate of Occupancy/Final Inspection

Final - Fire

**Above Ceiling Inspection** 

Final - Flectric

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

# City of Portland, Maine - Building or Use Permit 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 Permit No: 2017-00164 02/03/2017 037 F007001 Proposed Use: 1st Floor - Drinking establishment with food service Expand existing bar with food service into rear of 1st floor - new interior - bathrooms, bar, small kitchen, arcade area and lounge

(Arcadia National Bar)

 Dept:
 Historic
 Status:
 Approved w/Conditions
 Reviewer:
 Robert Wiener
 Approval Date:
 04/24/2017

 Note:
 Ok to Issue:
 ✓

### **Conditions:**

- 1) Final tile selection in the medium grey palette to be reviewed and approved by HP staff once final choice is made, prior to installation.
- 2) Approved plans are reflected in the elevation dated 3/31/17, with revised lighting and railing details.

Dept:ZoningStatus:Approved w/ConditionsReviewer:Ann MachadoApproval Date:02/15/2017Note:B-3 zone, historicOk to Issue:✓

### **Conditions:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property is located in the Pedestrian Activities District (PAD) which regulates first floor uses to retail -like and other uses as listed in section 14-217(b)(1). The front windows shall not be blocked or have curtains that block out visibility from the sidewalk. Your use(s) shall not change without review and approval PRIOR to implementation
- 4) With the issuance of this permit and the certificate of occupancy, the use of the first floor shall remain as a drinking establishment with food service. Any change of use shall require a separate permit application for review and approval.
- 5) Separate permits shall be required for any new signage.

 Dept:
 Building Inspecti Status:
 Approved w/Conditions
 Reviewer:
 Brian Stephens
 Approval Date:
 04/24/2017

 Note:
 Ok to Issue:
 ✓

### **Conditions:**

- 1) Approval of City license is subject to health inspections per the Food Code.
- 2) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.
- 3) Seating layout of tables and chairs shall allow for the required aisle width and spacing for Exit Access per IBC Sec. 1017.
- 4) Approval is subject to compliance with City and State Food Codes. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.
- 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 6) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.
- 7) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.

 Dept:
 Engineering DPS Status:
 Approved w/Conditions
 Reviewer:
 Rachel Smith
 Approval Date:
 04/28/2017

 Note:
 Ok to Issue:
 ✓

**Conditions:** 

- 1) Collected fats, oils, and greases from an Automatic Grease Removal Unit must be properly stored and disposed of off-site by a disposal company. Automatic Grease Removal Unit should be maintained daily, inspected weekly, and fully pumped out and cleaned on a quarterly basis. Record of fats, oils, and greases disposal must be kept for a minimum of three years.
- 2) Applicant is required to install an Automatic Grease Removal Unit with a minimum capability of 25 gallons per minute or greater, based on expected flow rate. Equipment will capture grease laden waste from any fixtures which may contain kitchen process water containing fats, oils, and greases. This includes any three bay sinks, any dishwasher pre-rinse sinks, and any other sources of fats, oils and greases. It does not include dishwashers, vegetable wash sinks, or hand wash sinks.

**Dept:** Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 04/20/2017 **Note:** Ok to Issue: ✓

### **Conditions:**

- 1) Per 2009 NFPA 101 section 12.7.9.3 and 13.7.9.3 every room constituting an assembly occupancy (50+ people) and not having fixed seating shall have the occupancy load of the room posted on a sign in a conspicuous place by the main entrance to the space.
- 2) All construction shall comply with City Code, Chapter 10.
  - All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43
  - All construction shall comply with 2009 NFPA 1, Fire Code.
  - This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).
  - All means of egress to remain accessible at all times.
- 3) This project requires a Maine State Fire Marshal's Office (SFMO) construction and or barrier free permit or correspondence form the SFMO that a permit is not required. The City of Portland must have a copy of this on file before a final inspection or certificate of occupancy can be issued. SFMO permits are required (regardless of cost) if the project involves these types of buildings state, municipal, county, educational, health care, residential care, nursing homes, DHHS licensed facilities, public assemblies, hotels, motels, inns, rooming, Lodging, restaurants, business over 3000 square feet or two or more stories, class A & B mercantiles and buildings with multiple occupancies involving new construction or alteration including but not limited to the following:
  - 1.reconfiguration of space adding or removing doors walls stairs or ramps that change parts of the means of egress.
  - 2.New additions
  - 3. Change of occupancy type
  - 4.Installation of kitchen suppression systems
  - 5. Fire alarm installations
  - 6.Sprinkler system requiring a permit
  - •Places of Assembly: such as auditoriums, bowling lanes, churches, conference rooms, courtrooms, dance halls, drinking establishments, exhibition halls, gymnasiums, libraries, theaters, passenger terminals, pool rooms, recreational, piers, restaurants, auction halls, and skating rinks.
- 4) A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
  - Sprinkler system installation shall comply with NFPA 13.
- 5) City of Portland Code Chapter 10 section 10-18 (h) All structures with a life safety signaling system (fire alarm) or a fire suppression system (sprinkler) shall have a Knox Box. All keys required to access the building and operate the fire alarm or suppression system shall be maintained in the box.
- 6) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10. 7.8.1.3 The minimum illumination of the egress path for stairs shall be at least 10 ft-candle and the minimum illumination of the egress path of floors and other walking surfaces other than stairs shall be at least 1 ft-candle.
- 7) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
  - For light or ordinary hazard buildings a 2-A rated extinguisher (5lb. Dry Chemical Ext.) is required no more than 75 feet of travel distance from anywhere in the building and at least 1 extinguisher per story.